180.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,300 / 660,300
					USE VALUE:	660,300 / 660,300
					ASSESSED:	660,300 / 660,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY PAUL E & DONNA F
Owner 2:	
Owner 3:	
Street 1:	15 BREWSTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,450 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1845 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7450.000	209,800		450,500	660,300
Total Card	0.171	209,800		450,500	660,300
Total Parcel	0.171	209,800		450,500	660,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.89 | /Parcel: 357.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122334

GIS Ref

GIS Ref

Insp Date 10/20/08

PREVIOUS ASSESSMENT

Parcel ID 180.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,800	0	7,450.	450,500	660,300	660,300	Year End Roll	12/18/2019
2019	101	FV	192,400	0	7,450.	450,500	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	192,400	0	7,450.	379,700	572,100	572,100	Year End Roll	12/20/2017
2017	101	FV	192,400	0	7,450.	347,500	539,900	539,900	Year End Roll	1/3/2017
2016	101	FV	192,400	0	7,450.	296,000	488,400	488,400	Year End	1/4/2016
2015	101	FV	188,700	0	7,450.	257,400	446,100	446,100	Year End Roll	12/11/2014
2014	101	FV	188,700	0	7,450.	238,100	426,800	426,800	Year End Roll	12/16/2013
2013	101	FV	188,700	0	7,450.	226,500	415,200	415,200		12/13/2012

!14163!

PRINT

Date	Time
12/11/20	04:02:08

LAST REV

Date	Time
12/17/19	08:38:15

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14163

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY PAUL	24373-378		3/21/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	864	Alterati	14,250	C				unlisted
1/21/2015	91	Redo Bat	17,500					Bathroom remodel.

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
10/20/2008	Meas/Inspect	197	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	122334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7450		Sq. Ft.	Site		0	70.	0.86	7									450,451						450,500	

Total AC/HA: 0.17103 | Total SF/SM: 7450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 450,451 | Spl Credit | Total: 450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	129.921
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285074
Depreciation:	75259
Depreciated Total:	209814

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

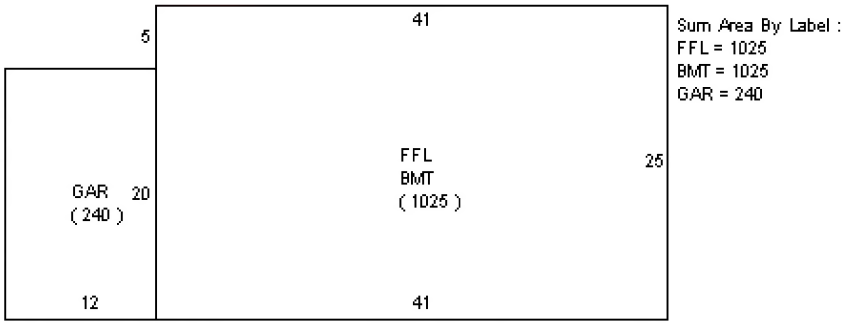
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.92
Special Features:	0	Val/Su Net:	91.62
Final Total:	209800	Val/Su SzAd	204.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,025	59.240	60,725
FFL	First Floor	1,025	129.920	133,169
GAR	Garage	240	25.750	6,179
	Net Sketched Area:	2,290	Total:	200,073
Size Ad	1025	Gross Are	2290	FinArea 1845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

180.0-0005-0004.0

IMAGE

AssessPro Patriot Properties, Inc